



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/6/2015

FR TO:

P.W.

TO FROM:

Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00047 CO15-0024 LINDGREN – Proposed parcel map to subdivide a 5.5 acre parcel into two parcels of 3.5 acres and 2.0 acres. Site location is 3565 Sequoia Dr, San Luis Obispo. APN: 076-532-030

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES
☒ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION:

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

MAP IS LACKING REQUIRED
INFORMATION, SEE ATTACHED CHECK LIST

Date

4/16/15

Name

D. Rian

Phone

x 5252

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: April 21, 2015
To: Stephanie Fuhs, Project Planner
From: Glenn Marshall, Development Services Engineer
Subject: **Public Works Project Referral for SUB2015-00024 – Lindgren Parcel Map for 2 residential lots. Sequoia Dr. , San Luis Obispo APN 076-532-030**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A. At the time the project referral was received by Public Works on April 6, 2015 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):

"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."
- C. Applicant should consider revising their application to also apply for a roadway vacation of the two internal offers of dedication for road to be accomplished with the final map. Additional County processing fees may be applicable.
- D. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project.

- E. The project meets the applicability criteria for Stormwater Management and is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:
http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

- F. Although the project meets the applicability criteria for Stormwater Management and is required to submit a Stormwater Control Plan Application and Coversheet, as we are not recommending the completion of public improvements and the applicant is not proposing any improvements with this subdivision, the need for performance requirements and any stormwater management facilities should be evaluated when this property is developed.

Recommended Public Works Conditions of Approval

Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. Tiburon Way shall be widened, if necessary, to complete the project frontage of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - b. A private access road serving Parcels 1 shall be constructed to Cal Fire Standards within a minimum 25-foot private access and utility easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus.
 - c. The existing access road driveway shall be reconstructed in accordance with county B-1 series standards, maximum width 20-feet.

Offers, Easements and Restrictions:

2. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
 - a. A public utility easement along Tiburon Way to be described as 6-feet beyond the right-of-way, plus those additional easements as required by the utility company, shall be shown on the final map.
3. The applicant shall reserve the following private easements by certificate on the map or by separate document:
 - a. A minimum 25-foot offsite shared private access and utility easement in favor of Parcel 1 with additional width as necessary to include all elements of the roadway prism, from the parcel boundary back to the nearest publicly-maintained road Tiburon Way.

Improvement Plans:

4. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plans are to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan to be approved jointly with County Environmental Health.
 - d. Sewer plan to be approved jointly with County Environmental Health.
 - e. Sedimentation and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
 - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
 - h. Storm Water Control Plan.
5. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground [21.03.10(h)] and the poles removed.
6. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.
7. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.
8. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.
9. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
10. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Fees:

11. The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City road impact fees applicable to this project include:
 - a. [Planner should coordinate applicable road fees with the City of San Luis Obispo]

Additional Map Sheet:

12. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
 - b. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Stormwater Control Plan Application.
 - c. Any Future Stormwater treatment facilities shall be maintained and inspected in perpetuity as stipulated in the "Private Stormwater Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).
 - d. The property owner shall be responsible for the operation and maintenance of public road frontage landscaping and irrigation in a viable condition and on a continuing basis into perpetuity.

Covenants, Conditions and Restrictions:

13. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:
 - a. Maintenance of the private access roads in perpetuity.
 - b. If storm water treatment facilities are required, on-going maintenance of said facilities in a viable condition on a continuing basis into perpetuity.

Miscellaneous:

14. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
15. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
16. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 4/6/2015

TO:

Env Health

APR 13 2015

FROM:

Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00047 CO15-0024 LINDGREN – Proposed parcel map to subdivide a 5.5 acre parcel into two parcels of 3.5 acres and 2.0 acres. Site location is 3565 Sequoia Dr, San Luis Obispo. APN: 076-532-030

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PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Applicant to obtain a prelim health clearance letter
 stacks community water to on-site wastewater.

4/10/15
 Date

[Signature]
 Name

X5551
 Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/6/2015

TO: Cal Fire

RECEIVED APR 13 2015

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00047 CO15-0024 LINDGREN – Proposed parcel map to subdivide a 5.5 acre parcel into two parcels of 3.5 acres and 2.0 acres. Site location is 3565 Sequoia Dr, San Luis Obispo. APN: 076-532-030

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

CAL FIRE Has no concerns with this project.

6-4-15
Date

Tyler
Name

543-4244
Phone



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
slocity.org

April 14, 2015

Stephanie Fuhs
Department of Planning and Building
County of San Luis Obispo
976 Osos St., Rm. 300
San Luis Obispo, CA 93408

SUBJECT: Proposed two-lot parcel map to divide one parcel of 5.5 acres into two parcels of 3.5 acres and 2.0 acres at 3565 Sequoia Drive (SUB2014-00047)

This letter serves as the City of San Luis Obispo's comment letter on the proposed parcel map subdividing the existing 5.5 acre parcel into two parcels of 3.5 acres and 2.0 acres.

The 2005 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space, and we appreciate this opportunity to provide input. The Community Development Department has noted important City policies for consideration during the evaluation of the project and by the Subdivision Review Board. The project site is located within the City of San Luis Obispo's Greenbelt area and in an important transition area near the City's urban reserve line.

Land Use Element Policy

Land Use Element Policy – Land Use Designations Outside the LUCE Planning Subarea: The City does not support any further subdivision of land within the City's Greenbelt area; however, if any new lots are permitted, they should be a minimum of 20 acres in size or greater.

LUE 1.7.4 Parcel Sizes and Density – The City shall discourage the County from creating new parcels within the greenbelt, with the exception of those permitted under policy 1.8 (Cluster Development). Outside of clusters, allowed parcel sizes within the greenbelt should be no less than 10 acres and preferably 20 acres or larger.

City of San Luis Obispo referral response
Lindgren Parcel Map (SUB 2014-00047)

LUE 1.9.1 Parcel Sizes – In the greenbelt, the City may allow, and the City shall encourage the County to allow, smaller sizes only when:

1. All new dwellings are clustered contiguously;
2. At least 90% of the site area is permanently protected as open space;
3. Agricultural easements are placed on prime agricultural lands outside the cluster.

Conservation and Open Space Element Policy

7.7.1 Protect natural communities (Programs 7.7.1 – 7.7.9)

The City will do the following in support of natural communities and will encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility and jurisdiction:

7.7.9 Creek setbacks. (Please see the attached Conservation and Open Space Element policies regarding creeks and subdivision and open space resources in a subdivision (Figure 8) which may be appropriate to consider in evaluation of the project and conditions of approval.

Conservation and Open Space Policy 8.2.1 - Open Space Preserved: The City will preserve as open space or agriculture the undeveloped and agricultural land outside the urban reserve line, including the designated Greenbelt as shown in Figure 5, and will encourage individuals, organizations and other agencies to do likewise.

Public Works Department Comments

Orcutt Area Specific Plan

Projects that rely on Orcutt Road for direct or indirect access should be conditioned to be consistent with the City's Orcutt Area Specific Plan (OASP) street and infrastructure recommendations. Transportation Impact fees are primarily for off-site mitigation needed to serve cumulative development in the area. This includes the improvements at Orcutt/Johnson, Orcutt/Tank Farm Road, Orcutt Road at the UPRR Railroad crossing and along Orcutt Road.

Conditions of Approval

Should the County consider the application to divide the parcel, the City requests the following conditions be added to the project:

1. In order to mitigate offsite traffic impacts at various locations, the subdivider/developer shall pay pertinent City transportation Impact fees. These fees shall be paid at the time of building permit issuance in accordance with AB1600 but could be paid prior to map recordation consistent with County policies. These fees should include:
 - a. Citywide Transportation Impact Fee

City of San Luis Obispo referral response
Lindgren Parcel Map (SUB 2014-00047)

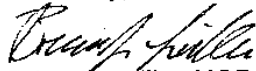
- b. OASP Traffic Impact Fee
 - c. Fair-Share Orcutt Road continuous two-way left-turn lane
2. Development areas shall be clustered and easements to retain the remaining areas in open space shall be secured as part of the subdivision.
 3. Creek areas shall be protected by ensuring structures are set back at least 50 ft. from edge of creek bank and that open areas along the creek be secured as part of the open space/conservation easement.

The City requests to continue to be notified/consulted on further project review such as any significant project modifications, environmental review, and upcoming hearings.

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail: bleveille@slocity.org

Thank you for considering City Community Development Department comments on the proposed project.

Sincerely,



Brian Leveille, AICP

Senior Planner

Long Range Planning

City of San Luis Obispo, Community Development Department

Attachments: Conservation and Open Space Element Programs 7.7.1-7.7.9 & Figure 8:
Open Space Resources in a Subdivision

CC: San Luis Obispo City Council
Derek Johnson, Community Development Director
Tim Bochum, Deputy Director of Public Works
Hal Hannula, Supervising Civil Engineer



THE GENERAL PLAN

be selective (its effect limited to the target species so far as possible), and it shall be applied selectively.

7.7 Programs**7.7.1 Protect natural communities.**

The City will do the following in support of natural communities and will encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility and jurisdiction:

7.7.2 Implement the Natural Communities policies above.**7.7.3 Participate in any area-wide planning efforts such as Habitat Conservation Plans under the U.S. Endangered Species Act.****7.7.4 Participate in environmental review conducted by other agencies for projects that could affect natural communities in the San Luis Obispo planning area.****7.7.5 Develop and maintain current benchmark information on habitat types and conditions.**

For listed species, species of local concern and California Native Plant Society listed species, develop and maintain benchmark information on the known and likely locations of populations, population number and density estimates, limiting factors, environmental threats and other pertinent information for use in planning and environmental review.

7.7.6 Replace invasive, non-native vegetation with native vegetation.

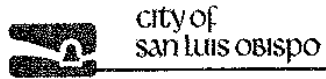
The City and private development will protect and enhance habitat by removing invasive, non-native vegetation that detracts from habitat values and by replanting it with native California plant species. The Natural Resources Manager will prioritize projects and enlist the help of properly trained volunteers to assist in non-native vegetation removal and replanting when appropriate.

7.7.7 Preserve ecotones.

Condition or modify development approvals to ensure that "ecotones," or natural transitions along the edges of different habitat types, are preserved and enhanced because of their importance to wildlife. Natural ecotones of particular concern include those along the margins of riparian corridors, marshlands, vernal pools, and oak woodlands where they transition to grasslands and other habitat types.

7.7.8 Protect wildlife corridors.

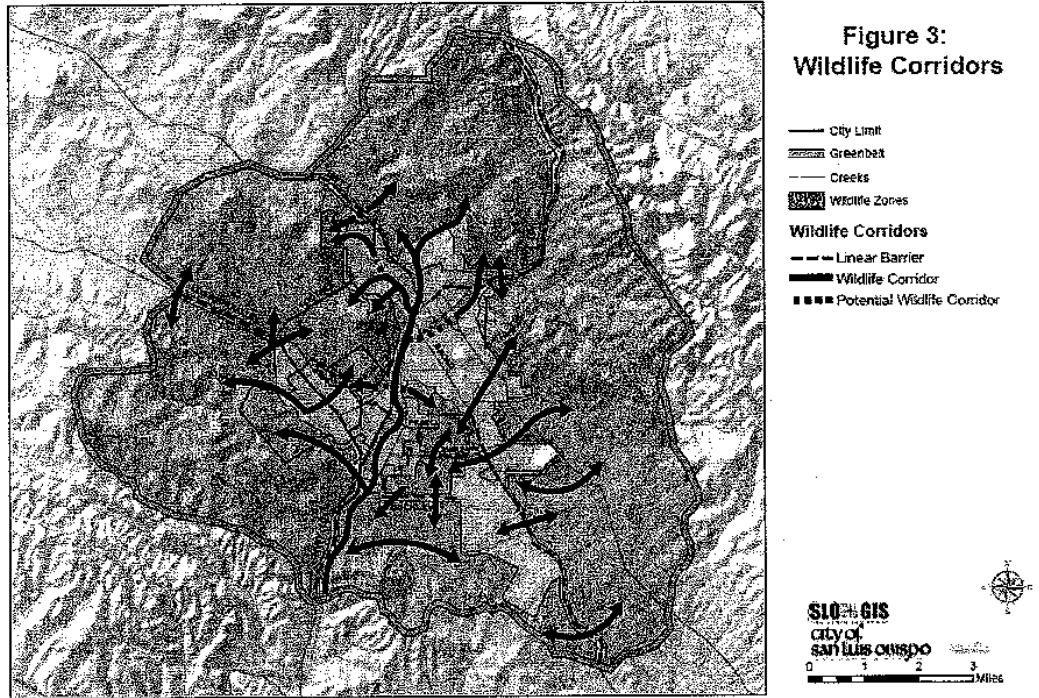
Condition development permits in accordance with applicable mitigation measures to ensure that important corridors for wildlife movement and dispersal are protected. Features of particular importance to wildlife include riparian corridors, wetlands, lake shorelines, and protected natural areas with cover and water. Linkages and corridors shall be provided to maintain connections between habitat areas.

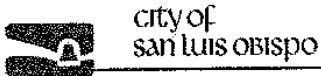


Conservation and Open Space

THE GENERAL PLAN

Figure 3: Wildlife Corridors





Conservation and Open Space

THE GENERAL PLAN

7.7.9 Creek Setbacks:

As further described in the Zoning Regulations, the City will maintain creek setbacks to include: an appropriate separation from the physical top of bank, the appropriate floodway as identified in the Flood Management Policy, native riparian plants or wildlife habitat and space for paths called for by any City-adopted plan (Figure 4). In addition, creek setbacks should be consistent with the following:

- A. The following items should be no closer to the wetland or creek than the setback line: buildings, streets, driveways, parking lots, above-ground utilities, and outdoor commercial storage or work areas.
- B. Development approvals should respect the separation from creek banks and protection of floodways and natural features identified in part A above, whether or not the setback line has been established.
- C. Features which normally would be outside the creek setback may be permitted to encroach where there is no practical alternative to allow reasonable development of a parcel, consistent with the Conservation and Open Space Element.
- D. Existing bridges may be replaced or widened, consistent with policies in this Element. Removal of any existing bridge or restoration of a channel to more natural conditions will provide for wildlife corridors, traffic circulation, access, utilities, and reasonable use of adjacent properties.

7.7.9 Tree Committee.

The Tree Committee will help implement Natural Communities policies through expanded tree preservation and planting programs.



Mature Coast Live Oak on the lower flanks of Bishop Peak

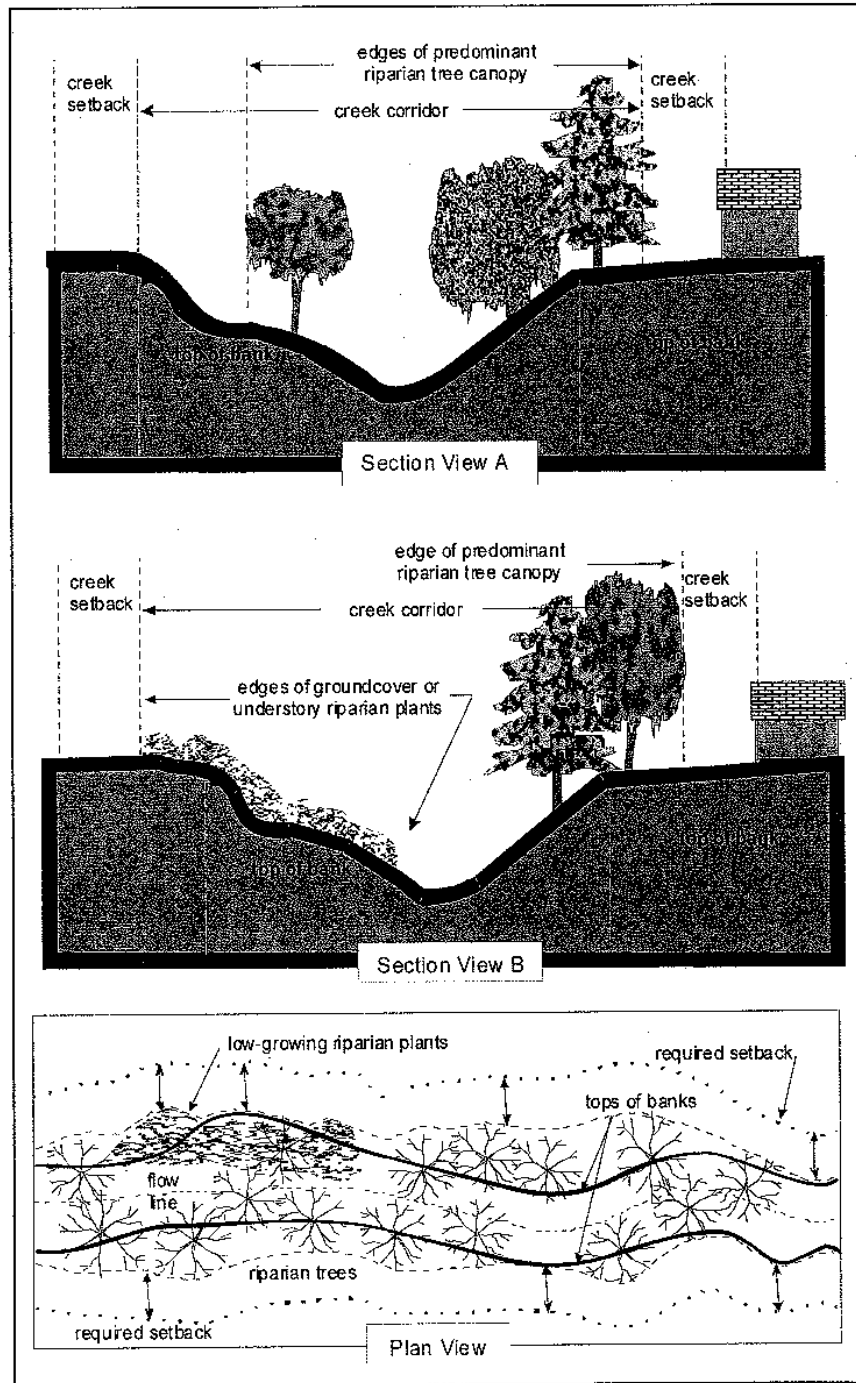


city of
san luis obispo

Conservation and Open Space

THE GENERAL PLAN

FIGURE 4: CREEK CORRIDOR AND SETBACKS





city of
san luis obispo

Conservation and Open Space

THE GENERAL PLAN

FIGURE 8 OPEN SPACE RESOURCES IN A SUBDIVISION

